



THOMLINSONS

— 1870 —

Terms & Conditions

As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding deposit (equivalent to one week of the monthly rent)
- Paying a deposit equivalent to 5 weeks rent
- Paying your rent monthly in advance
- Paying all utilities and council tax bills during term of lease
- Adhering to a property inspection schedule
- Care of property and inventory
- Ensuring all references and credit checks are satisfactory
- Insuring own contents/possessions

Restrictions with a tenancy agreement

Some restrictions may include:

- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you may become liable for re-decoration costs.
- HMO We do not accept Multiple Occupancy

Moving In

The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

On your move in date an appointment will be made for the keys to be collected from our office.

Once you have moved into your property you have seven working days to check the inventory and hand this back to us (managed only). If there is anything we have missed or something needs fixed please note this on the inventory and return to us.

Moving Out

If you wish to leave the property at the end of the tenancy, you must give us one month's notice in writing. Should you wish to leave before the Tenancy End Date you will be charged an Early Termination Fee of £660 Inc. VAT.

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The Stables, 3 Granary Court Cottages, Tockwith YO26 7PY

£895 pcm



NEW KITCHEN | NEW CARPETS | ONE BEDROOM | QUIET LOCATION | OPEN COURTYARD SETTING

An immaculate one bedroom barn conversion with new carpets and newly fitted kitchen located in a quiet location in Tockwith with accommodation as follows: Entrance, open plan lounge/kitchen, bathroom and bedroom. Open courtyard and off street parking. UNFURNISHED NO PETS OR SMOKERS



01937582748 | www.thomlinsons.co.uk





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Directions

Accommodation Comprises

SITUATION & DESCRIPTION

A quality one bedroom barn conversion situated in the centre of the village within an open courtyard setting, viewing essential. NOT SUITABLE FOR PETS OR CHILDREN

ACCOMMODATION

The village of Tockwith is conveniently situated approximately 7 miles East of Wetherby and the A1 giving direct access to most Yorkshire centres such as Leeds, Harrogate and York. There is good shopping, schooling and recreational facilities close to hand.

The property offers the following gas centrally heated accommodation:

GROUND FLOOR

ENTRANCE HALL

having quarry tiled floor

OPEN PLAN LOUNGE/DINING KITCHEN

24' 10" x 11' 11" (7.57m x 3.63m) open plan lounge and having living flame gas fire on tiled hearth, window to front elevation, beams to ceiling, French doors leading to pebbled patio area, to the rear of the lounge lies a quality fitted kitchen with dining area, the kitchen incorporating worktops with cupboards over and under, stainless steel single drainer sink, Integrated electric hob with Integrated oven under and extractor over, plumbing for washing machine. Window to rear elevation.

BATHROOM

part tiled and having white suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. Large cupboard with shelving. Beams to ceiling.

BEDROOM ONE

11'4" x 12'9" having vaulted beamed ceiling, window to front aspect, fitted pine wardrobes, telephone point, and tv aerial point

OUTSIDE

To the front lies an open courtyard setting with parking for 2/3 cars. To the rear is a pebbled open shared courtyard

COUNCIL TAX BAND B

